



# CHOICE PROPERTIES

## *Estate Agents*

Tesscot Sutton Road,  
Trusthorpe, LN12 2PT

Reduced To £250,000



Choice Properties are delighted to bring to the market this remarkably spacious two bedroom semi detached bungalow which offers a generously sized driveway providing parking for numerous vehicles. The recently renovated property has been modernised to a high finish and offers generously proportioned rooms throughout and the option for a further conversion of the loft area (stpp). Viewing is highly recommended to appreciate the standard of this immaculately presented and high quality bungalow.

The property further benefits from solar panels which are owned outright and the beautifully maintained accommodation comprises:

### **Reception Room**

11'11" x 18'2"

Composite front door leading into the reception room; which is light and airy with double aspect windows including a large picture window to front aspect, a bricked fireplace hearth with space for an electric feature fireplace, LVT flooring, TV aerial and double opening doors to the:

### **Hallway**

3'7" x 13'9"

With tiled flooring, the wall mounted 'Robus' thermostat and doors leading to:

### **Kitchen/Diner**

22'3" x 9'11"

Stylish kitchen comprising a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring 'Bosch' induction hob; with a stainless steel extractor hood over, integrated 'Bosch' electric oven, integrated microwave, integrated fridge/freezer, built in 'Lamona' slimline dishwasher, space for a washing machine, under cupboard lighting, tiled flooring, side composite door out onto the driveway, inset spot lighting, TV aerial, breakfast bar area with space for seating and built in storage cupboards, ample space for a dining table, double opening 'French' doors to the Sun Room and a cupboard housing the wall mounted 'Ideal' combination boiler, that is still under warranty and supplies both the central heating and hot water systems.

### **Sun Room**

7'7" x 11'0"

Spacious Sun Room with a polycarbonate roof, radiator, TV aerial, ceiling light with an integrated fan and double opening 'French' doors out into the garden.

### **Store Room**

3'7" x 6'2"

Handy and spacious area for storage with LVT flooring and loft access which is boarded and part the way through a conversion for a third bedroom upstairs. The loft also has power and lighting and holds the controls for the CCTV system and the solar panels.

### **Bedroom 1**

11'11" x 12'0"

Spacious double bedroom benefiting from a large picture window to front aspect and featuring LVT flooring.

### **Bedroom 2**

10'9" x 9'11"

Spacious double bedroom with LVT flooring and newly installed sliding patio doors out to the rear garden.

### **Bathroom**

10'8" x 10'0"

Modern bathroom fitted with a five piece suite comprising a freestanding double ended bath tub with mixer tap and shower attachment, a walk in shower cubicle with double mains fed shower heads over, hand wash basin with mixer tap, WC with dual flush button and a bidet with mixer tap, tiled walls and flooring, heated towel rail and extractor fan.

### **Driveway**

Spacious resin driveway providing ample parking space and giving access to the garage. This exceptionally large driveway provides parking space for a number of vehicles and continues to the side and onto the rear garden via large double opening steel gates. This superb driveway is large enough to provide additional parking for a large touring caravan/motorhome/boat etc and further features a lifetime warranty to provide protection against puddles, cracks and weeds.

### **Garage**

'Hanson' Detached Single Garage with up and over door and power and lighting.

### **Garden**

The property is fronted by an attractive low level brick wall. The front garden with its well maintained lawned garden also has further hard standing parking space. To the rear of the property is the enclosed rear garden with timber fencing to the boundaries. This has a decking area leading to the conservatory and a further area with flagstone paving that in turn leads to the lawned garden. The rear garden also provides a number of outside power point.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

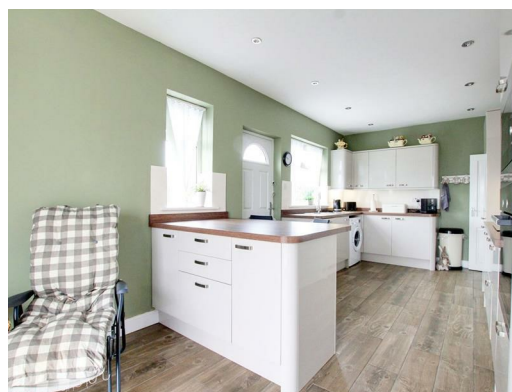
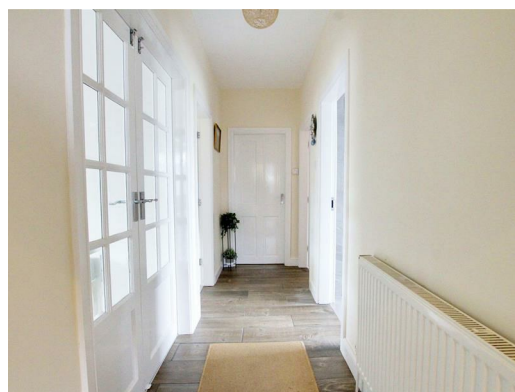
LN9 6PH

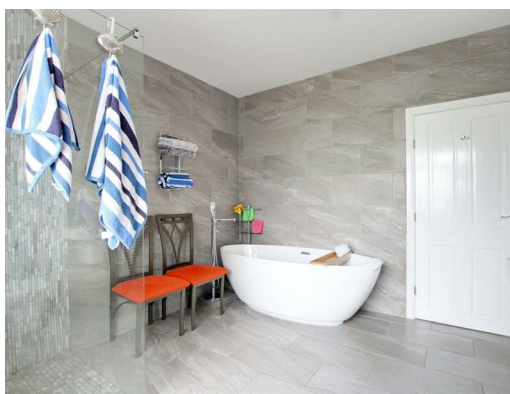
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

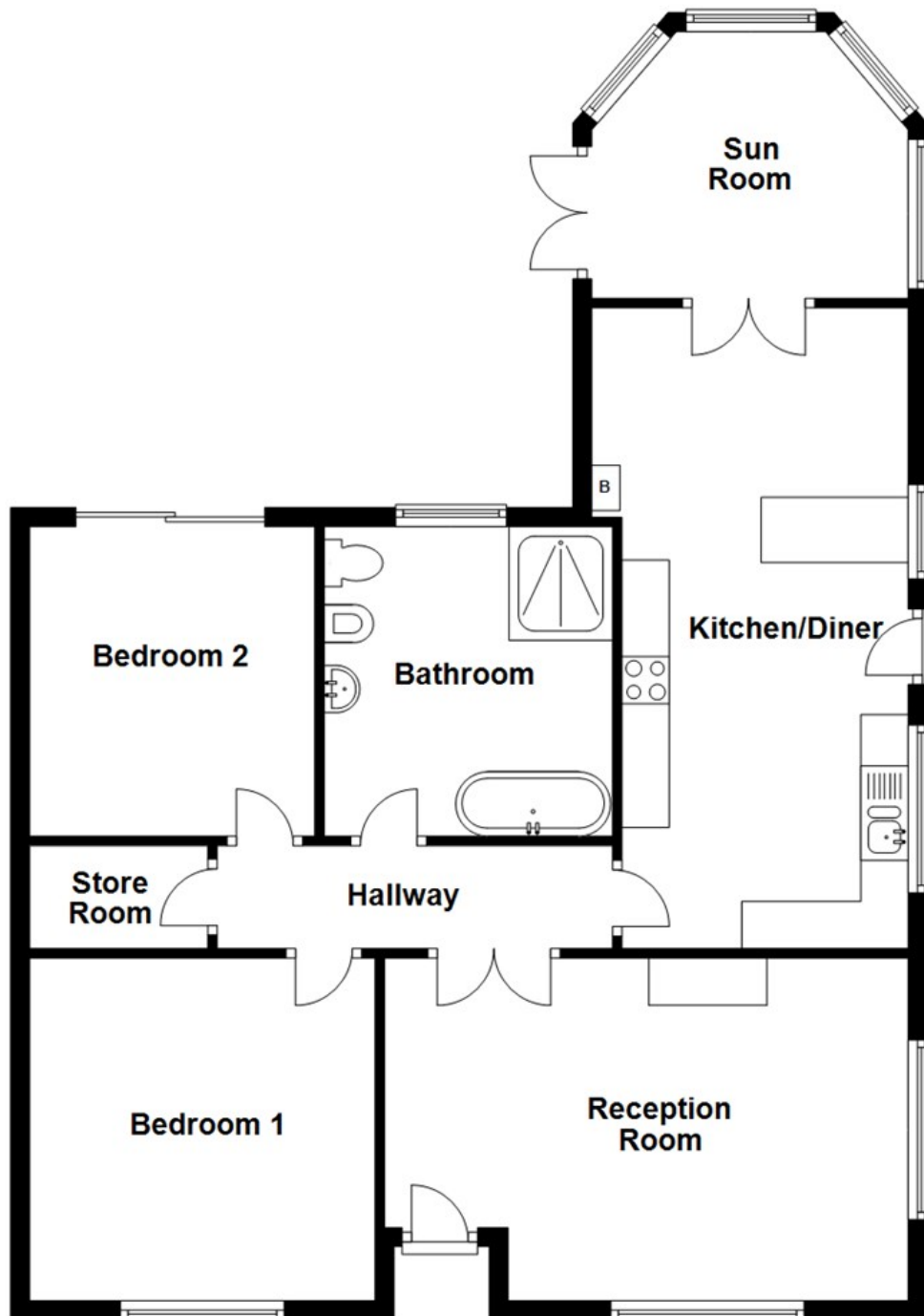
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







## Ground Floor



# Directions

From our Mablethorpe office head towards Sutton on Sea via the A52. When you approach Sutton on Sea, you will enter the village of Trusthorpe. Once you have past the bus shelter on the bend, you will find Tesscot only a short way along on your right-hand-side. From our Sutton on Sea office head North along the A52 towards Mablethorpe. Continue along and just as you enter Trusthorpe, 'Tesscot' can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

